

**GOVERNMENT OF ANDHRA PRADESH**

**ABSTRACT**

Municipal Administration and Urban Development Department - Tirupati Urban Development Authority, Tirupati – Change of land use from Water body and Agriculture Use to Residential Use in Sy.Nos.716/1 & 3, 717 and 721/1 of Surappakasam (V) and Sy.No.375 of Tandlam (V) of Renigunta (M), Tirupati in an extent of 15.81 acres – Draft Variation – Confirmed – Orders – Issued.

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**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT**

**G.O.Ms.No.143**

**Dated:19.08.2014.**

**Read the following:-**

1. G.O.Ms.No.148 M.A. & U. D Dept., dt.21.03.2005.
2. G.O.Ms.No.149 M.A. & U. D Dept., dt.21.03.2005.
3. Representation received from Sri B. Chandrasekhar and 2 others dt.10.10.2012
4. Govt. Memo.No.11411/I2/2011, MA&UD (I2) Dept., dt.30.06.2012.
5. Govt. Lr.No.23342/H2/2011, MA&UD (H2) Dept., dt.18.10.2012.
6. From the VC, TUDA Lr.Roc.No.46666/G1/2012 dt.12.07.2013.
7. Govt. Memo.No.24357/H2/2013, MA&UD (H2) Dept., dt.12.8.2013 and 10.9.2013 addressed to the District Collector, Chittoor.
8. From the District Collector, Chittoor Lr.Roc.No.F6/10853/2012, dt.1.11.2013.
9. Govt. Memo.No.24357/H2/2013, MA&UD (H2) Dept., dt.24.01.2014 and 14.03.2014
10. From the VC, TUDA, Lr.Roc.No.4666/G1/2012, dt.12.03.2014.
11. Govt. Lr.No.23342/H2/2012, MA&UD (H2) Dept., dt.28.03.2014, 04.04.2014 and 11.04.2014
12. From the VC, TUDA, Lr.Roc.No.4666/G1/2012, dt.20.05.2014.
13. Govt. Memo.No.24357/H2/2012, MA&UD (H2) Dept., dt.28.05.2014
14. The A.P. Gazette No.270, Part-I, dated:05.06.2014.
15. From the VC, TUDA, Lr.Roc.No.4666/G1/2012, dt.14.07.2014.

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**ORDER :**

The draft variation to the land use envisaged in the Zonal Development Plan for Tirupati and its vicinity area issued in the Government Memo 13<sup>th</sup> read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.270, Part-I, dated:05.06.2014. In the reference 15<sup>th</sup> read above, the Vice Chairman, Tirupati Urban Development Authority has reported that the applicant has paid the Institutional fee, conversional fee and publication charges of an amount of Rs.12,80,300/-, Rs.19,20,500/- and Rs.67,931/- respectively. The Vice Chairman, Tirupati Urban Development Authority has further reported that, the draft variation of Change of Land Use was published in 2 daily news papers and an objection was received from Sri P.Jaya Chandra Reddy stating that the Change of Land Use from water body and Agriculture use will hamper the improvement of scope for the recharge of Ground water with the influence of water bodies and to enhance the bio diversity in and around the water bodies. Subsequently Sri P.Jaya Chandra Reddy in his further letter informed that, since he has obtained the information under RTI Act, 2005 from the Tahsildar, Renigunta he is withdrawing his objection petition for the Change of Land Use from water body and agriculture use to residential use. Hence, the draft variation is confirmed.

**(P.T.O.)**

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**Dr. D. SAMBASIVA RAO,  
PRINCIPAL SECRETARY TO GOVERNMENT**

**To**

The Commissioner of Printing, Hyderabad.

The Vice Chairman, Tirupati Urban Development Authority, Tirupati.

The Commissioner, Tirupati Municipal Corporation, Tirupati.

**Copy to:**

The applicant through Vice Chairman, TUDA, Tirupati.

The Special Officer and Competent Authority, Urban Land Ceiling, Tirupati.

The District Collector, Chittoor District, Chittoor.

SC/SF.

**// FORWARDED :: BY :: ORDER //**

**SECTION OFFICER**

**NOTIFICATION**

In exercise of the powers conferred by Sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975) read with rule 13 of Urban Development Authority, Tirupati Rules, 1983, the Government hereby makes the following variation to the Zonal Development Plan for Tirupati and its vicinity area, the same having been previously published in the Extraordinary issue of A.P. Gazette No.270, Part-I, dated:05.06.2014 as required by sub-section (3) of the said section.

**VARIATION**

The site in Sy.No.716/1,3,717 and 721/1 of Surappakassam village and Sy.No.375 of Thandlam village in Vippamanepatteda Gram Panchayat of Renigunta Mandal to an extent of 15.81 acres, the boundaries of which are given in the schedule below, is presently earmarked for Water body use and Agriculture use in the Zonal Development Plan for Tirupati and its vicinity area which was sanctioned in G.O.Ms.No.148, MA, Department, dt.21.03.2005 is now proposed to be designated as residential use by variation of change of land use as the site in Sy.No. 717 of Surappakam village and Sy.No.375 of Thandlam village is not a water body and the proposed site is surrounded by the approved layouts by TUDA as shown in the Map No. 02/2014, which is available in the office of the Tirupati Urban Development Authority, Tirupati, subject to the following conditions: namely:-

1. The applicant shall submit lay out proposals for the site under reference for obtaining permission from the competent authority before taking up any development.
2. The applicant has to hand over the road widening portion by way of registered gift deed to the local body,
3. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.

**Contd...3**

5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by Vice-Chairman, Tirupati Urban Development Authority, Tirupati.

**SCHEDULE OF BOUNDARIES OF AREA:**  
**“ABCD-A”**

- North : Existing road from Padipeta village to Gajulamundyam village and others land in Sy.No.373, 374 and 376 of Thandlam village
- South : Vacant lands in Sy.No.713,716(P), 721/2, 4, 12, 716/2, 4, 719 and 720 of Surappakassam village
- East : Vacant lands in Sy.No.720,716/2, 4 and 718 of surappakassam village and Sy.No.376 of Thandlam village
- West : Vacant land in Sy.No. 714 and 715 of surappakassam village

**Dr. D. SAMBASIVA RAO,**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

**SECTION OFFICER**